

leased. [the] THE right to impose taxes does not apply to an international trade center referred to in § 4 (g) (2) of this article, that international trade center being exempt from all ordinary taxes and benefit assessments to the Administration. In addition to being subject to taxes on land and improvements thereon, the Administration is subject to any and all benefit assessments, including, but not limited to, sewer and water charges which may be levied by operation of law.

The Administration and the particular political subdivisions may enter into agreements for such duration as they may determine, for the payment by the Administration to the political subdivision of a stated sum or sums in lieu of the taxes or benefit assessments to which the Administration is subject or for voluntary contributions with respect to tax-exempt property.

As used herein, the term "cargo-handling facilities" includes, but is not limited to, any one or more of the following or any combination thereof; lands, piers, docks, wharves, warehouses, sheds, transit sheds, elevators, compressors, refrigeration storage plants, buildings, structures and other facilities, appurtenances and equipment necessary or useful in connection with the handling, storage, loading or unloading of goods, wares, merchandise, freight and any type or kind of personal property at steamship terminals.

Every lease of a cargo-handling facility for a term of more than one year, including renewal options, made between the Administration, as lessor, and a lessee engaged in business for profit, shall contain a provision requiring the lessee to pay to the Administration annually, a sum of money computed on the basis of the full cash value of the leased land and improvements thereon less the allowance for inflation as provided in § 14 (b) of Article 81, except to the extent the improvements are taxes to the lessee, multiplied by the State and local current real estate tax rates. Each supervisor of assessment of the respective political subdivision shall cooperate with the Administration in establishing the full cash value of the leased land and improvements in the political subdivision in which the leased land or improvements are located.

No land or improvements thereto shall be acquired by the Maryland Port Administration on a lease-back basis without the prior consent of the governing body of the jurisdiction within which the land or improvements are located.

Nothing herein contained shall be construed to affect by implication or otherwise any existing agreement between the Administration and the Mayor and City Council of Baltimore or any county relating to payments in lieu of taxes or benefit assessments or relating to tax exemptions.